

AMERISTAR CAPITAL INCOME FUND, LLC

Creating Financial Independence Through
Passive Private Lending

Ameristar Financial Corporation
is a diversified financial services holding
company based in Ballston Spa, New York.

Our services include originating and servicing private mortgage
loans, renovating bank-foreclosed homes, providing property
management services and handling real estate sales.



Private Mortgage
Lending



Real Estate
Investment
Solutions



Differentiation
from Traditional
Lenders

WORKING *with* AMERISTAR



Assessment of
Borrower and
Property

While all lending considerations should include a
borrower's credit history, employment and cash
reserves, private lenders focus on property income and
offer shorter-term loans with lower loan-to-value LTV
ratios compared to traditional lenders to mitigate risk.



Efficiency in
Funding Process

Real Estate transactions often entail time-sensitive
opportunities, requiring borrowers to swiftly close deals
to avoid missing out on valuable investments.

48-HOUR CLOSINGS!

Private lenders provide fast funding within days or a
couple of weeks.



Simplified
Loan Process

Traditional bank loans are cumbersome for busy or
self-employed borrowers due to extensive paperwork
and lower reported income.



Limited
Documentation

Some borrowers accept higher interest rates for quick,
hassle-free loans; private lenders offer short-term,
high-interest loans with limited documentation to
reduce market risk.

FUND HIGHLIGHTS

\$75 million
Offering Amount

\$50,000
Minimum Investment

10.0%
Annual Preferred Return

**After Expenses
and Manager's Fee**
Quarterly Profit Distributions

80% / 20%
Income Distribution (Members-Manager)

13.0%
Anticipated Annual Target Return

Regulation D 506C
SEC Regulation

Accredited Investors only
Investor Eligibility

16
Number of Distributions per Year

No leverage
Current Leverage Utilization

2.0%
Asset Management Fee (AUM)

Distributions
or automatic reinvestment
Distribution Options

Call TODAY to Begin
Realizing Higher Returns

(518) 880-2780 ~ (cell) 925-6332

Inquiries@ameristarfunds.com